

BUILDINGS ON THE WOODWORTH RANCH

Seven Miles South from Sebastopol, Cal.

General Description of the Woodworth Ranch

THE PLACE IS LOCATED ON THE ELECTRIC ROAD WHICH CONNECTS PETALUMA AND SEBASTOPOL, IN THE VERY BEST OF THE SOUTHERN PORTION OF SONOMA COUNTY, CALIFORNIA. CONSISTS OF ABOUT 40 ACRES, TWENTY ACRES OF WHICH IS IN VERY LARGE, FULL BEARING APPLES OF THE BEST VARIETIES. THE VARIETIES ARE MAINLY SPITZENBERGS, GRAVENSTEIN AND BELLFLOWER. ALSO ABOUT TWO ACRES IN YOUNG CHERRIES. A FEW ACRES VERY FINE PASTURE LAND AND THE BALANCE ALL SUITABLE FOR FRUIT. THE RESIDENCE CONTAINS SEVEN MAIN ROOMS, WITH LARGE CLOSETS, BATH AND ALL MODERN CONVENIENCES, INCLUDING ACETYLENE GAS PLANT. LARGE, MODERN BARN, APPLE PACKING HOUSE 30x60 FEET, AND VARIOUS OTHER OUTBUILDINGS. THERE IS A SPLENDID WATER SYSTEM, CONSISTING OF 3000 GALLON CEMENT TANK, FED FROM FINE SPRING, AND PIPED ALL OVER PREMISES; ALSO GOOD WELL IN ADDITION. TEAM, WAGONS, TOOLS, ORCHARD TRUCK, ETC. BEAUTIFUL YARD, INCLUDING ORANGE AND LEMON TREES IN GOOD BEARING. THE AVERAGE ANNUAL INCOME FROM THE ORCHARD IS ABOUT \$5,000.

THIS IS SIMPLY AN IDEAL COUNTRY HOME, AND NO EXPENSE HAS BEEN SPARED TO MAKE IT NEAT, SUBSTANTIAL AND COMMODIOUS. THIS ORCHARD IS A STEADY MONEY GETTER, AND IS KNOWN AS PERHAPS THE MOST PRODUCTIVE IN THE WHOLE SEBASTOPOL SECTION. MR. WOODWORTH IS THE PIONEER APPLE GROWER OF THE SEBASTOPOL FRUIT BELT. HE HAS MADE THIS PLACE HIS HOME FOR MANY YEARS, AND THE GOOD CARE HE HAS BESTOWED UPON THE ORCHARD, TOGETHER WITH GOOD BUSINESS MANAGEMENT, HAS MADE HIM RICH. HE IS GETTING ALONG IN YEARS AND WISHES TO RETIRE OR THE PLACE WOULD NOT BE OFFERED. THE PHOTOGRAPHS HEREON GIVE SOME IDEA OF THE SPLENDIDNESS OF THE PROPERTY, BUT IT MUST BE SEEN TO BE APPRECIATED.

THE PRICE IS \$27,000, AND I CONSIDER THE ORCHARD AND BUILDING IMPROVEMENTS ALONE WORTH THE PRICE. TERMS, ABOUT \$15,000 CASH. THE BALANCE CAN BE ARRANGED IN EASY ANNUAL PAYMENTS TO SUIT PURCHASER. POSSIBLY A LESS FIRST CASH PAYMENT COULD BE ARRANGED IF OTHER SUBSTANTIAL SECURITY WERE GIVEN.

GEO. D. SANBORN

SOLE AGENT

SEBASTOPOL, SONOMA COUNTY, CAL.

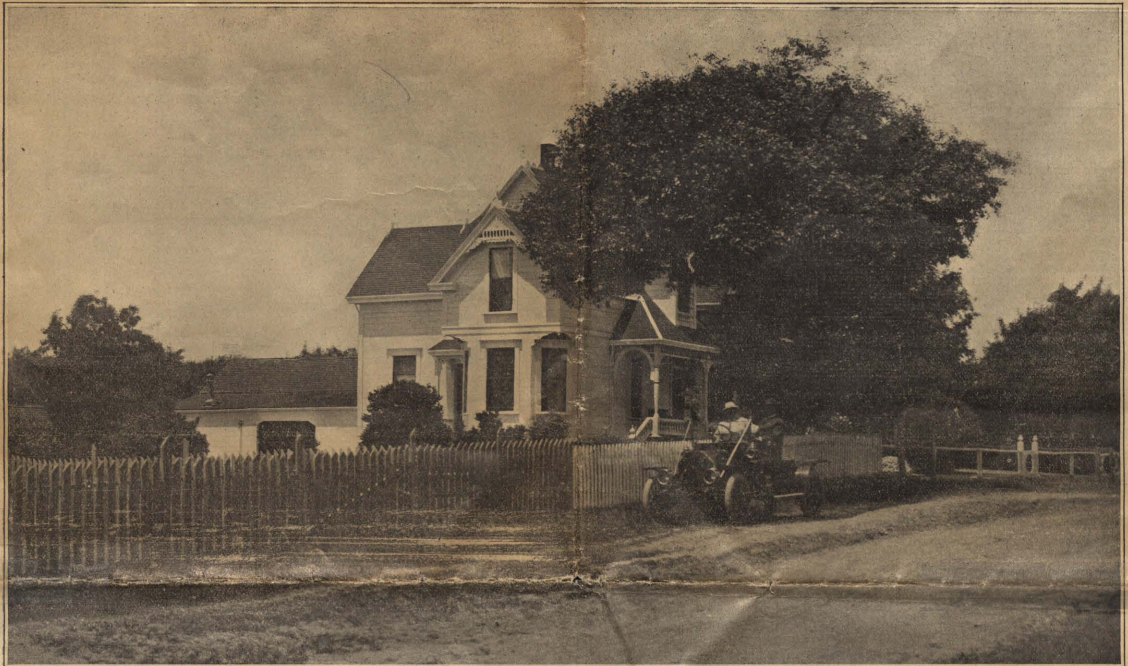


NO. 6215
BELLFLOWER APPLE TREE 40 YRS OLD, C. W. WOODWORTH.

BELLFLOWER APPLE TREE—WOODWORTH RANCH

This tree is 40 years old, is 5 feet in circumference, very thrifty, and annually produces about one ton of apples

(OVER)



RESIDENCE—WOODWORTH RANCH

Seven Miles South from Sebastopol, Sonoma Co., Cal.



BELLFLOWER SECTION OF APPLE ORCHARD

Trees 40 Years Old



SPITZENBERG SECTION OF APPLE ORCHARD

Trees 25 Years Old